

Keinton Mandeville Parish Council

Minutes of a meeting of the above-named Parish Council, to be held on
Tuesday March 1st 2022. at Keinton Mandeville Village Hall

Present: Tom Ireland TI, Trevor Ryder TR, Kevan McHale KM, Chris Calcutt CC, Chris Lane CL, Helen Beal HB,
In attendance: Sue Graham (Clerk) Tony Capozzoli TC, 3 members of the public.

Public session.

TC (District Councillor) reported the following:

- There had been a unanimous vote of confidence in the leader of SSDC.
- A phosphates calculator had been developed

Comments on item 4.0 Planning.

- Application submitted in 2016 permitted a conversion and further development of an existing building
- A large and imposing structure has been built instead, deviating substantially from the approved plans.
- It impacts on the neighbouring property, blocking light, overshadowing garden and affecting residential amenity
- Now a retrospective application has been submitted. Neighbours are aggrieved as they now cannot have their comments considered with a view to negotiating a more acceptable building.

Other

- Village sign has disappeared at the Somerton end of the village on the south side of the road – this had been reported to Highways.
- Noticeboard at bottom of Chistles Lane has been taken down. The PC had done this and there were no plans to replace it
- Growing trend to locate large objects on the verges – this was noted

1.0	Apologies Apologies were received and accepted from Richard Sutton (family sickness), Scott Fischer (family emergency), Charlie Hull, and Dean Ruddle (illness)			
2.0	Declarations. Receive declarations of interests. CL re item 7.4 grant requests.			
3.0	Minutes of last meeting 1 February 2022 and 22 February 2022 Resolved: It was proposed and unanimously agreed to approve the minutes of a true and correct record of the meetings held with a slight amendment (quantifying the proposed donation) to item 18 on the February 2022 minutes The Clerk was thanked for her work producing these comprehensive minutes			
3.1	Actions and Matters Arising			
	Minute	Owner	Due	Update
	4.2 Neighbourhood plan; Include affordable homes policy Project plan for adoption by PC at Future Meeting	TR TR	Ongoing Future Meeting	Ongoing
	5.0 Solar streets receipts. Ringfence funding and consider joint projects, remain on agenda Green Charter. Publish on website with zero carbon policy	Council TR and Clerk	Ongoing ASAP	On agenda Complete
	8.0 Highways. Report damage to Cottons Lane.	Clerk	ASAP	Complete, await response
	8.0 Highways update on fingerpost replacement Reports of potholes etc. to be passed to Highways 20mph Queen St. and priority change – await further information.	Clerk Clerk	ASAP ASAP	Requested Complete on agenda

	8.1 Order dog poo bags	Clerk	ASAP	The clerk reported that bags that would fit the dispenser were excessively expensive. Discussion took place about whether provision of bags would improve the situation. It was agreed that the spend would not necessarily bring the desired improvement
	8.1 Quotes to improve bridleways, also Babcary / Blind Lane and path to rear of village hall. c/f to spring	TI	April	
	9.0 Annual play area inspection report – project plan. Get quotes and apply for s106 funding	Clerk	Ongoing	On agenda
	9.0 Happy Tracks lease extension Playing field land registry Request quote from Holly and Steer	Clerk	Ongoing	On agenda requested
	13.0 Defibrillator: investigate reconnecting keypad - contact electrician	Clerk	ASAP	complete
	15.0 Remembrance soldier order from RBL	Clerk	November 2022	
4.0	<p>Planning. Receive the following applications and make recommendations to the planning office 22/00060/HOU. Removal of milking parlour building, erection of a garage, alterations to existing barn and dairy to form a store and a covered link to garage and works to extend driveway with new surface (partly retrospective application) Coombe Hill Farm Coombe Hill Lane Keinton Mandeville</p> <p>Comments were made as follows:</p> <ul style="list-style-type: none"> • The applicant should have built what had been approved in the previous planning application. Any proposed deviation from the original plans should have been the subject of amended plans as per the original conditions • The Parish Council supported the original application but this is vastly different • The original roofline has been changed significantly, the result is an excessively high roof which is overbearing on, and impacts on the light of the neighbouring property. The reason for the raised roof is not clear, especially as the building is a garage. • Had the original planning permission been respected, this would not have been an issue. If deviation from the plans had been raised at the time, this would have been considered and a building that is acceptable to all parties negotiated, this opportunity no longer exists. • Had this been submitted as a planning application prior to its construction, a biodiversity survey would have been necessary. However, building it in advance of permission being granted has allowed any conditions related to biodiversity to be bypassed. <p>It was proposed and unanimously agreed to recommend refusal.</p> <p>The previous plans were considered acceptable and were recommended for approval by the Parish Council. The building that has been built and for which retrospective planning is now sought is substantially different from both the original existing buildings, and from the approved plans. This has resulted in an excessively high and unacceptable, overbearing structure which impacts on the neighbouring property and affects their residential amenity.</p>			
4.1	<p>Determination of Planning. The following notice was received: 21/03654/S73A Application to vary condition 1 (approved plans) of planning application 19/02585/REM as varied by 20/01473/S73 to allow change to ground floor layout and fenestration of plot 2. - Land Behind Splinters Church Lane Keinton Mandeville. Application permitted with conditions.</p>			
4.2	<p>Other planning matters. Neighbourhood Plan – project plan and update. TR reported that the project was awaiting funding.</p>			

	<p>Local Heritage List – receive and consider correspondence from SW Heritage Trust. A new project to record heritage assets in Somerset and Exmoor would give special, ‘locally listed’ status to distinctive and noteworthy buildings, sites, and monuments. It would be a chance to recognise places with cultural value in the area and help preserve diverse local heritage. The Trust was seeking nominations from the public, as well as community organisations. Councillors suggested seeking nominations from the public via social media and the Parish Magazine. It was noted that the old orchards in KM form part of the cultural heritage of the village despite being a landscape feature and not a building. In addition, the dog feeding trough at bottom of Queen St / Church St corner was suggested.</p> <p>SSDC Phosphates Presentation feedback. TR had circulated feedback to Councillors via email. It was interesting to note that Wessex Water actually contributed to the problem as they add phosphates to the water supply as a rust inhibitor in cast iron pipe.</p>																			
5.0	<p>Environment Champion Update. Solar Streets – ring fenced funding. Update. TR reported that a joint initiative from the Solar Streets villages was no longer an option with others using the funding for alternative projects. It was suggested that instead, this funding was used towards planting the ‘Queens canopy’ area at the village hall. Advice about what to plant would be available from the ‘Reimagining the Levels’ group</p>																			
6.0	<p>Finance and Payments (RFO – Clerk) Resolved: It was proposed and unanimously agreed to approve the following payments</p> <table border="0"> <tr> <td>Salaries February 2021</td> <td>£262.72</td> </tr> <tr> <td>NEST Pensions Direct Debit</td> <td>£19.53</td> </tr> <tr> <td>HMRC</td> <td>£-0.20</td> </tr> <tr> <td>Maintenance</td> <td>£</td> </tr> <tr> <td>Microsoft 365 subscription reimburse clerk</td> <td>£59.99</td> </tr> <tr> <td>Bullguard security subscription reimburse clerk</td> <td>£49.99</td> </tr> <tr> <td>St Margaret’s Hospice Grant</td> <td>£150.00</td> </tr> <tr> <td>SSDC Play area quarterly inspections</td> <td>£127.20</td> </tr> <tr> <td>Keinton Mandeville Village Hall lease of land fee</td> <td>£300.00</td> </tr> </table>	Salaries February 2021	£262.72	NEST Pensions Direct Debit	£19.53	HMRC	£-0.20	Maintenance	£	Microsoft 365 subscription reimburse clerk	£59.99	Bullguard security subscription reimburse clerk	£49.99	St Margaret’s Hospice Grant	£150.00	SSDC Play area quarterly inspections	£127.20	Keinton Mandeville Village Hall lease of land fee	£300.00	
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7.1	Receipts. There were no receipts																			
7.2	<p>Review of Accounts. Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed, and signed by Councillors. The accounts for month 10 2021-22 were reviewed. The balance at the end of January was 39302.24. Payments in February totalled £2441.81, and receipts were £nil. The balance was £36860.43 The bank statements had not arrived in the post because the meeting was so early in the month, a reconciliation would therefore take place later in the month.</p>																			
7.3	<p>Other finance matters Finance committee meeting – this was outstanding and the committee needed to arrange a meeting. Pension re-enrolment. The clerk reported that it was necessary for the council to complete and submit a re-declaration of compliance within five months of the third anniversary of its duties start date. It was agreed that the clerk would submit this on behalf of the council. Review Clerk’s salary scale. The clerk left the room. Resolved: It was agreed to increase the clerk’s salary to scale point 16 in recognition of experience and changing workload.</p>																			
7.4	<p>Grant requests. Receive the following grant requests The Big Tea. A grant request towards event insurance for the tea was considered. It was noted that the inability to hold the big breakfast event for the past two years had impacted on the group’s reserve and the ability to pay in advance for such running costs. It was agreed that this was an important community event and the benefit to village residents recognised. Resolved: It was proposed and unanimously agreed to make a grant of £165 to cover the cost of the insurance. S137. Receive thank you letter from Keinton Mandeville PCC. Received. This letter had been circulated to Councillors.</p>																			
8.0	<p>Highways. Update / Items to report. Several incidents of dangerous parking on pavements were reported. The clerk was asked to report to the police and parking enforcement No streetlights on Chistles Lane in the vicinity of Lakeview, this was dangerous. Frustration was expressed that no responsibility was being taken for this by Highways or Galion.</p>																			

	<p>SIS – T1004366 - High Street, Castle Street and Queen Street, Keinton Mandeville. The works had been ordered but a date could not be confirmed. The SIS plans were available to view on the County Council website. The following had been received from Andrew Nellist in relation to the small improvement scheme design:</p> <p>‘We have removed the proposals for extended double yellow lines and loading restrictions, as this was not supported by the parish. In addition, the proposed kerbing/ build out works have been removed from the scheme as the parish no longer support these. The request for us to consider a formal priority system is noted, but the parish are aware that this has been previously considered and discounted as part of this Small Improvement Scheme...’ Frustration that this situation remained unaddressed was expressed. KM noted that he was planning to make the press aware. This was a dangerous situation, and was being conveniently sidelined.</p> <p>Community Speedwatch Report. CC reported the following:</p> <ul style="list-style-type: none"> • Speedwatch is continuing • The local Police Neighbourhood team would continue to join the team on an ad hoc basis • 7 drivers had been recorded travelling at 46mph along High St in spite of speedwatch <p>Changed priorities Queen St / Church St - update. Traffic management were seeking advice from road safety and safety audit departments.</p> <p>20mph zone for Queen Street Update The cost of a 20mph limit was envisaged to be around £5000 including investigative work, legal order and signing/lining requirements. It was necessary to decide whether to go ahead with this The following observations were made:</p> <ul style="list-style-type: none"> • Speedwatch police officer had been surprised that the limit was not already 20mph. • SID shows there are not many vehicles going significantly more than 20mph, there is data from both ends of the street. • The data shows few vehicles travel at more than 30mph. The average speed is 25-26mph. This kind of speed would occur regardless of the limit as drivers tend to drive in accordance with the environment. 20mph will not slow traffic. Physical features such as speed bumps would reduce the speed. If a limit was introduced, it was likely that further traffic calming methods would needed to maintain it. • A 20mph limit would make a difference to residents and there was substantial will on Queen St to do this. People who live in the environment should determine what is an appropriate speed. It is not up to motorists to determine the speed • The 20mph limit signs for the school had been installed on Queen Street and would possibly have an impact • This would be a waste of £5000 which could be used more usefully elsewhere • Is it too much money for a political gesture <p>The following proposal was made: To spend £5000 to seek the implementation of 20mph zone in Queen St. Vote- For: 2; Against: 3; Abstention: 1. The proposal was not carried.</p>
8.1	<p>Parish Paths. Update / items to report. Fingerpost corner of Babcary/ Blind Lane. A volunteer had offered to replace this. A stencil was required. The gate on The Westfield House footpath gate had been repaired as well as the post at the stile on Castle Street</p>
9.0	<p>Play Areas. Playing field registration with Land Registry. There had been no update from the solicitors, TI would chase this.</p> <p>Happy Tracks / Skatepark Receive inspection report. The swing seat needed to be repaired again. This was in hand. Annual play area inspection report – project plan, replacement equipment S106 funding application update. The clerk reported that quotes were now coming in for replacement equipment. Lease extension: The current lease had been revised by keeping the start date the same i.e. 7th June 2016, and changing the end date from 6th June 2037 to be 6th June 2056 i.e. it becomes a 40 year lease. This would be considered by the Village Hall Trustees at their next meeting.</p>
10.0	<p>Maintenance. Consider and agree requirements It was agreed that the ranger should be asked to attend on a monthly basis.</p>
11.0	<p>Broadband Provision in Keinton Mandeville – There was no update available but an unconfirmed report that the south side of Queen St would now be included in the scheme. The PC had received communication from Gigaclear, Richard Culley had been asked for advice on this.</p>

12.0	Village Hall Report CC reported the following: <ul style="list-style-type: none"> The hall had applied to SSDC for s106 funding for the trim trail track and this has been agreed A meeting had been held with Orme architects regarding next steps for a hall extension The floor had been re varnished Consultation had taken place between the village hall committee and LVA (developers) Septic tank had been cleaned for first time in number of years 3 emergency lights would be fixed
13.0	Defibrillator- keypad lighting update. An electrician had attended and located a battery compartment to activate a light up keypad. Chris Lane had bought batteries for the keypad and it was now working. Battery life would be monitored.
14.0	Correspondence. No correspondence for discussion
14.1	Correspondence. Circulation. The following correspondence had been circulated by email during February. SCC corona Virus advice / updates, SWP briefings, SSDC corona virus advice / updates, SALC January circular, SSDC Phosphates briefing material, Health and Wellbeing advisory network circular, Police Neighbourhood Team Newsletter, Storm Eunice warnings from various authorities, Fire safety advice for people experiencing power cuts, new business support schemes and grant opportunities, NALC newsletter, police newsletter and crime report
15.0	Elections May 2021. Receive correspondence and brief councillors. Nomination forms were received and provided to Councillors. Nomination papers had to be submitted between 21st March and 5th April at 4.00pm. The papers must be hand delivered to a member of the Returning Officer's team at the Council Offices, Brympton Way, Yeovil.
16.0	PR. Items for inclusion in the next edition of the Parish Magazine, for the website and social media sites. <ul style="list-style-type: none"> Local heritage nominations Parked cars on pavements County Highways response to parking problems at shop APM Elections
17.0	Future agenda Items Annual Parish Meeting. Platinum Jubilee Pre application consultation
18.0	Any other reports Feedback from Meeting with Police (TR and KM) – this had been postponed because of storm Eunice. Platinum Jubilee. Correspondence had been received from the primary school headteacher about an event over the jubilee weekend. The PC would support this. KM queried the PC's position about declining requests to engage with developers for pre application consultation. He suggested that the PC was missing an opportunity to influence facilities, design and contributions. This would not prejudice future consultation if managed appropriately. The Chair asked for this to be added to the next agenda for discussion.
19.0	Date of next meeting Meeting dates for 2022. The May meeting would take place on 10th May and the August meeting on 9th August amendments. 19 April was proposed as a date for the APM, venue permitting.

Minute	Owner	Due
4.2 Neighbourhood plan; Include affordable homes policy	TR	Ongoing
Project plan for adoption by PC at Future Meeting	TR	Future
Local Heritage list – send nominations and request public input	Clerk	Meeting ASAP
7.3 Finance committee meeting	RS and SF	ASAP
7.3 Pension reenrolment	Clerk	ASAP
8.0 Highways. Report damage to Cottons Lane. Awaiting response from Mendip	Clerk	Complete
8.0 Highways update on fingerpost replacement – write to landowner of Merlin House	Clerk	Ongoing
Priority change – await further information.	Clerk	Ongoing
Parking on pavements – report to police and enforcement	Clerk	ASAP
Streetlighting Chistles Lane – ask again for this to be addressed	Clerk	ASAP

8.1 Quotes to improve bridleways, also Babcary / Blind Lane and path to rear of village hall. c/f to spring Repairs to Babcary / Blind Lane fingerpost. Source stencil	TI Clerk	April ASAP
9.0 Annual play area inspection report – project plan. Obtain quotes and apply for s106 funding Playing field land registry Request quote from Holly and Steer	Clerk TI to chase	Ongoing ASAP
Remembrance soldier order from RBL	Clerk	November 2022